

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

|   |  |  |                      |
|---|--|--|----------------------|
| (1) DEPARTMENT<br>Public Works  | (2) MEETING DATE<br>2/25/2014            | (3) CONTACT/PHONE<br>Armand Boutte, Development Services Division<br>(805) 781-5268  |                      |
| (4) SUBJECT<br>The following maps have been received and have satisfied all the conditions of approval that were established in the public hearings on the tentative maps:<br>A. Parcel Map CO 06-0037 Phase 1 a proposed subdivision resulting in 2 lots, by The Village at Nipomo, LLC, a California Limited Liability Company, Mary Avenue, Nipomo, District: 4; and<br>B. Parcel Map CO 06-0037 Phase 2 a proposed subdivision resulting in 3 lots, by The Village at Nipomo, LLC, a California Limited Liability Company, Mary Avenue, Nipomo, District: 4 |  |  |                      |
| (5) RECOMMENDED ACTION<br>It is recommended that the Board approve the maps and their respective related actions listed below:<br>A. Approve Parcel Map CO 06-0037 Phase 1, a proposed subdivision resulting in 2 lots by The Village at Nipomo, LLC, a California Limited Liability Company, and<br>B. Approve Parcel Map CO 06-0037 Phase 2, a proposed subdivision resulting in 3 lots by The Village at Nipomo, LLC, a California Limited Liability Company.  |  |  |                      |
| (6) FUNDING SOURCE(S)<br>N/A  | (7) CURRENT YEAR FINANCIAL IMPACT<br>N/A | (8) ANNUAL FINANCIAL IMPACT<br>N/A   | (9) BUDGETED?<br>N/A |
| (10) AGENDA PLACEMENT<br><input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )   |  |  |                      |
| (11) EXECUTED DOCUMENTS<br><input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A  |  |  |                      |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)<br><br>N/A  |  | (13) BUDGET ADJUSTMENT REQUIRED?<br>BAR ID Number: N/A<br><input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A |                      |
| (14) LOCATION MAP<br>Attached   | (15) BUSINESS IMPACT STATEMENT?<br>No    | (16) AGENDA ITEM HISTORY<br><input checked="" type="checkbox"/> N/A    Date: _____   |                      |
| (17) ADMINISTRATIVE OFFICE REVIEW<br><br>Emily Jackson  |  |  |                      |
| (18) SUPERVISOR DISTRICT(S)<br>District 4 -   |  |  |                      |

Reference: 14FEB25-C-10

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works  
Armand Boutte, Development Services Division

VIA: Douglas A. Rion, County Surveyor

DATE: 2/25/2014

SUBJECT: The following maps have been received and have satisfied all the conditions of approval that were established in the public hearings on the tentative maps:

- A. Parcel Map CO 06-0037 Phase 1 a proposed subdivision resulting in 2 lots, by The Village at Nipomo, LLC, a California Limited Liability Company, Mary Avenue, Nipomo, District: 4; and
- B. Parcel Map CO 06-0037 Phase 2 a proposed subdivision resulting in 3 lots, by The Village at Nipomo, LLC, a California Limited Liability Company, Mary Avenue, Nipomo, District: 4

## **RECOMMENDATION**

It is recommended that the Board approve the maps and their respective related actions listed below:

- A. Approve Parcel Map CO 06-0037 Phase 1, a proposed subdivision resulting in 2 lots by The Village at Nipomo, LLC, a California Limited Liability Company, and
- B. Approve Parcel Map CO 06-0037 Phase 2, a proposed subdivision resulting in 3 lots by The Village at Nipomo, LLC, a California Limited Liability Company.

## **DISCUSSION**

The above-listed maps have satisfied all the conditions of approval that were established in the public hearing on the tentative map for Parcel Map CO 06-0037. The map was processed by the County Planning Department with input from County Fire, County Public Works, Environmental Health, and other affected county departments, South County Advisory Group, Nipomo Community Services District as well as the California Department of Transportation (Caltrans).

At a public hearing, the Subdivision Review Board granted tentative approval to the proposed subdivision. All proposed real property divisions may be subject to a number of conditions of approval. The project owner has satisfied all conditions of approval.

For their own financing purposes, the project owner has chosen to complete the sub-division with the two maps (Phase 1 and Phase 2) and requested that they be approved at the same time in order for the maps to be filed consecutively in the Recorder's Office.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met, and when an adequate final or parcel map that is substantially in conformance with the design of the approved tentative map has been submitted to the County Surveyor, the County Surveyor will transmit the map with his approval and certification to the County Clerk awaiting your Board's approval to file the map. Section 21.06.050 of the County Code requires your Board to approve each map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

The Clerk is to hold the maps until your Board approves them. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the maps to the County Recorder. The County Recorder certifies and files the maps as prescribed by the Subdivision Map Act.

The department of Public Works had previously worked with the owners of the parcel for the establishment and construction of Mary Avenue under a separate agreement approved by the Board in 2006.

### **FINANCIAL CONSIDERATIONS**

As there is no acceptance of a road into the County system, there is no cost associated with this action

### **RESULTS**

Approval of the recommended action will allow these subdivision maps to be filed in the office of the County Recorder.

File: PM CO 06-0037

Reference: 14FEB25-C-10

L:\DEVELOP\FEB14\BOS\Parcel Map CO 06-0037 Phase 1 and Parcel Map CO 06-037 Phase 2 bd ltr.doc.AB:mac

### **ATTACHMENTS**

1. Vicinity Map
2. Site Exhibit Phase 1
3. Site Exhibit Phase 2